

PLANNING & ZONING COMMISSION
March 24, 2015 – 7:00 P.M.

The Planning Commission met at City Hall on the above date.

Present: Commission Members Bentley, Mazur and Newberry, Mayor Drucker, Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland, Acting Secretary Letourneau

Absent: None

Also Present: Councilwoman Meany (meeting), Assistant City Engineer Welch, Fire Inspector Wolf

NOTES OF CAUCUS DISCUSSION:

(Secretary's note: Agenda items not mentioned under Notes of Caucus Discussion are items that were not pertinently discussed during Caucus)

Councilman Pelunis presided.

PENDING:

1. 5821 Harper Road – Ezov Development Group, LLC (Oliver Architecture): various setback variances and parking variances: Mr. Frankland said there are Engineering issues to be reviewed due to a contradiction with the storm water retention area and the landscaping. This item should be tabled and it is anticipated the applicant will be at the next meeting.

2. 29495 F.A. Lennon Drive – Swagelok: parking lot material variance and variance to not install curbing and site plan: Mr. Frankland said this is a request for temporary parking for two construction seasons. Therefore, he feels it would make sense to put a time limit on the approval. In speaking with Mr. Ben DiSante from Swagelok, it is believed November 1, 2016 would be appropriate.

NEW:

3. 33840 Aurora Road – CVS Realty – site plan review for banners: Councilman Pelunis said he asked Mr. Stolarsky to check with the owner of the building to determine if the Solon Foot Care and Law Offices signs are still valid.

Mr. Frankland said if the banners are approved, it should be with the condition that they are the same size as the existing banners. He said it is possible that some of the existing banners have faded; therefore, it might be recommended that all of the banners be replaced at the same time so they would match.

Mr. Richard Stump, Laad Sign and Lighting, was present representing the applicant. He said the applicant would agree to replace all of the banners.

Mr. Mazur said the awnings on the building look dingy. He asked if there were any plans to clean them.

Mr. Stump is not aware of any plans to clean the awnings, however, will bring this to the attention of the applicant.

4. 5197 Berrington Court – Rubin Gutarts – setback variance, height variances and number of driveways variance: Councilman Pelunis said correspondence was received from several neighbors objecting to this request and a letter has been received from the North Park Homeowners Association.

Mr. Stolarsky asked Mrs. Welch if the Engineering Department would need something in writing from the applicant regarding the servicing of the utility box that is located in close proximity to the proposed location for the second driveway.

Mrs. Welch said the utility box is not the City's responsibility as it is the responsibility of First Energy.

5. 30100 Wedgewood Drive – Scott Smith – lot consolidation of PP#'s 951-38-011 and 951-38-034: Mr. Frankland said Mr. Smith takes ownership of the property on March 27th and it will be necessary for the Planning Department to get proof of ownership before the public hearing on April 14th.

Mr. Stolarsky said if the transfer of ownership has not been recorded before the meeting, both involved parties can attend the meeting and the current owners could speak as the applicant.

Mr. Newberry said both parcels are part of the same sale of the property.

6. 6230 Cochran Road – Windrush Properties – maneuvering area variance: Mr. Frankland said contingencies will be necessary as the aisle is only 24' and the applicant has said they will pull the vans inside the building for loading. It is important that the aisle does not get blocked so a contingency should be included regarding the loading of the vans and the utilization of the doors.

7. 6139 Kruse Drive – Dave's Cosmic Subs – Kruse 91, LLC – number of wall signs variance, directional sign height variance and directional sign area variance: In response to Councilman Pelunis' question, Mr. Frankland said he is treating this as a directional sign although it does not meet the square footage requirements.

Mr. George Dragon, Cicogna Electric and Sign Co., was present representing the applicant. He said the landlord of the property, Davis Development, wants the menu board removed and the smaller directional sign installed instead. Mr. Dragon said the applicant had intended to use the existing menu board as a sign for the

pick-up only window which would have been less expensive but was informed that it would need to be removed.

Mr. Newberry is unsure about the need for such a large directional sign for the pick-up window but agrees with the removal of the menu board. He also would like the speakers removed.

In response to Mayor Drucker's question, Mr. Dragon said there is an existing small 2' x 2' directional sign for the driveway.

Mr. Newberry said since the menu board is being removed, it would be less expensive for the applicant to simply put a sign on a stake in the ground.

Mr. Dragon does not think Davis Development would approve a sign on a stake.

Mr. Newberry said if the Code permitted a sign on a stake, he feels Davis Development would also approve. He said the menu board sign was installed after Caribou Coffee received a variance.

Mr. Frankland said a variance expires after six months of non-use and it has been over six months.

The Commission discussed with Mr. Dragon the possibility of tabling the directional sign variances to allow him time to discuss options with the applicant. The request for the wall signs variance would proceed as Mr. Dragon said the applicant hopes to open the business soon and needs the signage.

Mayor Drucker said recently a liquor license was approved for Dave's Cosmic Subs. She asked if it is possible to pick up liquor at the pick-up window.

Mr. Stolarsky said the applicant would be required to follow the legal regulations pertaining to the sale of liquor depending on the liquor license they received.

The Commission determined the request for the directional signs would proceed and a contingency to remove the speakers would be included.

The caucus ended at 7:19 P.M. and the meeting began at 7:30 P.M.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

APPROVAL OF MINUTES:

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the minutes of the February 24, 2015 meeting as presented.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve the minutes of the March 10, 2015 meeting as presented.

Roll Call: Aye: Bentley, Drucker, Pelunis
Nay: None

Abstain: Mazur, Newberry

Motion Carried

PENDING:

1. 5821 Harper Road – Ezov Development Group, LLC (Oliver Architecture) 022-2015 6
- 5' front yard building setback variance
 - 26' front yard parking setback variance
 - 90% front yard parking screening variance
 - 1' – 9" mound height variance
 - 2' parking setback from building variance
 - 3% interior parking lot greenspace variance
 - 1' parking space width variance
 - 4' access drive width variance
 - 1.5' parking aisle width variance – (northwest corner)
 - 2' parking aisle width variance – (south of building)
 - 17.6' parking aisle width variance – (multiple locations)
 - Minimum loading area variance
 - Site plan

Motion by Mayor Drucker, seconded by Mr. Mazur to table consideration of item 1.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

2. 29495 F. A. Lennon Drive – Swagelok (Ben DiSante) 023-2015 7
- Parking lot material variance
 - Variance to not install curbing
 - Site plan

Mr. Ben DiSante was present representing Swagelok. He displayed a site plan indicating the area where a temporary parking lot is proposed while the existing parking undergoes re-surfacing. Mr. DiSante explained the material variance is needed for the gravel proposed for the temporary parking lot. He indicated the two areas of existing parking that will be re-surfaced in phases and said the temporary parking area will be restored once the re-surfacing projects are completed.

Councilman Pelunis said the curbing variance is to not install curbing since the parking area will be temporary.

In response to Mayor Drucker's question, Mr. DiSante said it is anticipated the project will be completed by November, 2016.

Mr. Newberry asked what is intended for the area on the site plan labeled "side lot."

Mr. DiSante indicated the area on the site plan and said this is currently green space but has extensive salt damage. Therefore, the plan is to construct a parking area containing 25 parking spaces.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a parking lot material variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a variance to not install curbing on the temporary lot.

Mr. Frankland said the variance to not install curbing is for the temporary lot and the existing permanent lot as no curbing currently exists on the site.

Mr. Newberry modified the motion to include all of the parking lots on the site and Mr. Bentley seconded the motion.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Mazur to approve the site plan contingent upon the temporary parking area being removed by November 1, 2016.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

NEW:

3. 33840 Aurora Road – CVS Realty
 - Site plan (banners)

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Mr. Richard Stump, Laad Sign and Lighting, was present representing the applicant. He displayed a photograph of the building and a rendering of the proposed banners. Mr. Stump explained there are four banners on the building with "CVS Pharmacy" on them and the proposal is to change two of the banners to read "Minute Clinic." He said during the Caucus, there was discussion about replacing all four of the banners so the colors would match and it was agreed that this would be done.

Mr. Bentley has no issues with the proposal providing the banners are the same color and size as the current banners.

Mr. Stump said there was a question regarding the size of the banners, however, confirmation was received today and given to the Planning Department that the size of the banners are 2' wide and 9' in height.

Mayor Drucker said she did not support the variances in 2008 for the signage on the building as she believes the number of signs is excessive. Therefore, she will be consistent and not support this request.

Mr. Stolarsky will contact the building owner to determine if the "Solon Foot Care" signs are still valid as it is believed the doctor is no longer practicing in that location. He would like to see the signs removed if they are unnecessary.

Mr. Mazur said he would also like to see the awnings cleaned and maintained since they were installed in 2008 and appear to be in poor condition and will make this a contingency to the motion.

Councilman Pelunis requested Mr. Stolarsky also find out if the "Law Office" signs that are on the building are still necessary.

Mr. Stolarsky said he will contact the building owner to determine if the signs discussed are still valid and necessary.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the site plan for the banners with the contingency that ancillary signs will be removed if it is determined they are no longer valid and the awnings will be cleaned and maintained.

Mayor Drucker said although she will not support the motion, she does agree to all of the contingencies.

Roll Call: Aye: Bentley, Mazur, Newberry, Pelunis
Nay: Drucker

Motion Carried

4. 5197 Berrington Court – Rubin Gutarts 025-2015 5
- ~~15'~~ 20' side yard street setback variance
 - 5.5' detached garage height variance
 - 9.5' decorative wall height variance
 - Number of driveways variance

Mr. Rubin Gutarts was present. He read the cover letter provided with the application, however, added comments to it as he has since been made aware that some of his neighbors have submitted correspondence objecting to the proposal and he is hoping to clarify any misconceptions. Mr. Gutarts said he and his wife collect exotic cars and his children will soon be driving, therefore, he would like to add a second 3-car garage to his property accessed by a second driveway off of North Park Boulevard.

Mr. Gutarts does not feel another garage can be constructed off of his current driveway as there is no room to connect it to the house which is a rule of the North

Park Homeowners Association. In addition, a retaining wall and elevation issues would make it difficult to add another garage off of the current driveway.

Mr. Gutarts feels there is room to construct the new garage on the North Park Boulevard side of his property. In addition, a wall and footers will connect the garage to the house and give the garage the appearance of being attached to the home and, hopefully, meet the requirements of the North Park Homeowners Association.

Mr. Gutarts reviewed the street setback variance and asked that the 15' side yard street setback variance be changed to 20'. He said the height variance is due to the elevation difference but will permit the roof of the proposed garage to be the same height as the home. Mr. Gutarts displayed a rendering of the proposed garage and wall and said the wall height variance is necessary to give the wall the appearance of being attached to the house.

Mr. Gutarts said that he contacted his six surrounding neighbors to notify them of his proposed plans and asked them to call him with concerns or questions. He did not hear from any of them, however, has since learned three of the neighbors submitted correspondence to the City, the North Park Homeowners Association and Councilwoman Meany with objections to the garage. Mr. Gutarts said one of the concerns was that the view to the ravine and woods would be blocked by the proposed garage which is untrue as he will demonstrate with an illustration. In addition, no woods or wetlands will be disturbed, only three spruce trees which he planted will be removed, and there will be no elevation changes to the property.

Mr. Gutarts addressed the concerns that the North Park Homeowners Association had not been notified of the proposed plan and said they have been aware of the project from the beginning. He was advised by the North Park Homeowners Association to get approval from the City for the variances prior to their final review and potential approval of the plan for special consideration of the requirement to connect the garage to the house.

Mr. Gutarts displayed an aerial view of his property depicting a hand-drawn illustration of the proposed driveway and garage and its approximate location. He noted the trees, ravine and wetlands area and said they will remain untouched. Mr. Gutarts said the proposed garage will be located in the rear yard of his property.

Mr. Gutarts displayed a photograph of his current driveway noting the retaining wall and indicating the elevation changes in the property. He also displayed a copy of the letter from the North Park Homeowners Association verifying that they were aware of his project plans.

Councilman Pelunis referred to one of the renderings which depicted an outdoor stairway leading to the storage area above the garage. He does not recall ever seeing this on an application before and, for further clarification, asked if the stairs would access living quarters.

Mr. Gutarts referred to a site plan depicting the proposed garage and indicated the storage area above it. He said the stairs would only be used to access the storage area. However, this was only a consideration and the access can be provided from inside the garage.

Mayor Drucker is concerned about the number of residents who have objected to the proposal and must take their concerns into consideration when making decisions. She said it is more helpful when a Homeowners Association approves a project before it gets to the City as she does not want the City to be placed in a difficult situation, especially when the letter from them lists specific requirements.

Mayor Drucker's biggest concern is that according to Mr. Frankland, it is possible to construct a second garage within the guidelines of the City Code by extending the existing driveway and eliminating a second driveway onto North Park Boulevard. She said it is difficult to approve variances for a project when it is possible to achieve the desired outcome by following the City's Code requirements.

Mr. Gutarts said he would be unable to attach the garage to the home per the requirements of the North Park Homeowners Association requirements if it were located at the end of his existing driveway.

Mayor Drucker said the garage is not connected to the house with the current plan.

Mr. Gutarts said the proposed plan will at least give the appearance of the garage being connected to the house which he believes would be considered by the North Park Homeowners Association as the goal is to maintain the look of the neighborhood.

In response to Mayor Drucker's question, Mr. Frankland confirmed that the proposed plan would still be considered a detached garage by City standards.

Mr. Gutarts is having difficulty understanding how a garage can be constructed at the end of his existing driveway because of the retaining wall.

Mayor Drucker said the Senior Planner provided two plans utilizing the existing driveway. She gave the plans to Mr. Gutarts to review.

Mr. Gutarts displayed the aerial view of the property provided by Mayor Drucker with the garage and driveway hand-drawn indicating where a garage would be possible at the end of the existing driveway. He said he does not believe the North Park Homeowners Association would approve either plan as there is no way to connect the garage or give the appearance that it is connected to the house.

Mayor Drucker said she does not like the City being put in the middle of a situation between a homeowner and the Homeowners Association. Therefore, she will follow the City requirements and the plan from the Senior Planner is what the City would consider. Mayor Drucker said Mr. Gutarts would then have to confront the

Homeowners Association for their approval. She said she will not support variances if there is a way to complete a project without them.

Councilman Pelunis agreed with Mayor Drucker. He said Mr. Gutarts understood the deed restrictions and the Homeowners Association rules and regulations prior to moving into the house. He said the garage can be built without variances; however, Mr. Gutarts will have to work with the Homeowners Association to get their approval.

Mr. Gutarts believes the Homeowners Association review would be opposed to the plan from the Senior Planner which is why he applied for the variances for the plan he proposed.

Mr. Lawrence Barrett, 29820 North Park Boulevard, was present. He built his home in 2000 and he signed documents regarding the neighborhood restrictions. Mr. Barrett said restrictions regarding detached garages and other detached buildings are contained within the documents. He does not want to view a large garage when looking out his window and according to the neighborhood restrictions, garage doors are not supposed to face the street. Mr. Barrett believes the addition of this garage would detract from the neighborhood as it would be a detached garage with a façade wall and would damage the integrity of the neighborhood restrictions.

Mr. Barrett does not feel it is a justifiable reason to locate the garage on North Park Boulevard because Mr. Gutarts does not want to destroy the beauty of his yard or patio in his back yard. He does not believe the North Park Homeowners Association would approve the proposed plan as it would include a second driveway and a curb cut onto North Park Boulevard.

Mr. Barrett said one of the reasons he moved to North Park Estates was because of the restrictions placed on building requirements as he has lived in other neighborhoods in the past where this did not occur.

Mr. Gutarts said it is not stated in the neighborhood restrictions that garage doors cannot face the street as can be seen elsewhere in the neighborhood where some garage doors face the street.

Mr. Mazur said although he feels Mr. Gutarts did a good job on the plan by trying to attach the garage to the house, he finds it difficult to support variances that neighbors object to. He will not support the variances.

Mr. Gutarts said he does have the support of some of his neighbors. In preparation for the meeting, he asked his neighbors to sign a document supporting the variances as he had not heard from any of them opposing the garage addition. Mr. Gutarts only then found out that there was opposition from some of the neighbors.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 15' 20' side yard street setback variance.

Mr. Newberry said Mr. Gutarts changed his request from 15' to 20' during his presentation. Mr. Frankland confirmed the variance should be 20'.

Mayor Drucker amended her motion and Mr. Mazur seconded the amendment.

Mr. Bentley said Mr. Gutarts did an admirable job with his presentation and possibly through further discussion with the neighbors and some changes to the plan, he can return with a different plan. However, he will not support the proposed plan.

Mr. Mazur said typically when Homeowners Associations are involved in a resident request; the City gets their approval first. Therefore, it puts the City in an awkward position to have to approve variances prior to the Homeowners Association review of the proposal.

Mr. Newberry said it appears the Homeowners Association might have wanted the opinion of the City before they made their determination and, as previously stated, the City's decision is that this proposal is for a detached garage.

Mr. Gutarts is aware this is a plan for a detached garage but was attempting to appease the requirements of the Homeowners Association by giving the garage the appearance of being attached by a wall.

Roll Call: Aye: None
Nay: Bentley, Drucker, Mazur, Newberry, Pelunis Motion Failed

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 5.5' detached garage height variance.

Roll Call: Aye: Newberry
Nay: Bentley, Drucker, Mazur, Pelunis Motion Failed

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 9.5' decorative wall height variance.

Roll Call: Aye: None
Nay: Bentley, Drucker, Mazur, Newberry, Pelunis Motion Failed

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a number of driveways variance.

Roll Call: Aye: Newberry
Nay: Bentley, Drucker, Mazur, Pelunis Motion Failed

5. 30100 Wedgewood Drive – Scott Smith 026-2015 5
▪ Lot consolidation – PP#'s 951-38-011 and 951-38-034

Motion by Mayor Drucker, seconded by Mr. Mazur to schedule a public hearing on Tuesday, April 14, 2015 for a lot consolidation for PP#'s 951-38-011 and 951-38-034.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

6. 6230 Cochran Road – Windrush Properties (Door to Door Organics)027-2015 5
- 36' loading space depth variance
 - Parking aisle encroachment variance
 - 54' maneuvering area variance

Mr. Frank Castrovillari, Architect, was present representing the applicant. He displayed an aerial view of the property indicating the location of an existing overhead door. Mr. Castrovillari said the proposal is to add three additional overhead doors.

Mr. Castrovillari referred to the aerial view indicating the location of the loading dock which is where a semi-truck makes its delivery of bananas and green-leaf produce only. He said the items are then packaged into smaller packages and banded and delivered to local homes, restaurants, etc. Mr. Castrovillari said the items are delivered by vans and he displayed a photograph of the cargo vans used for deliveries.

Mr. Castrovillari displayed a photograph of the building indicating the existing overhead door and said the three doors that will be added are smaller than the existing door and only measure 8' x 8'. He explained the cargo vans drive directly into the building where the packaged produce is loaded into them for delivery.

Mr. Castrovillari displayed the aerial photograph indicating the driveway and said the landlord has said, if necessary, the driveway could be made larger but they prefer to not have to make it larger at this time. He noted an area on the site plan where it is written that the landlord understands the doors are for a specific tenant and if the tenant vacates they will block the doors if necessary for a new tenant.

Councilman Pelunis said a contingency was discussed during the Caucus.

Mr. Frankland said the only contingency would be that the cargo vans are pulled into the building for loading so the aisle is unblocked.

Mr. Castrovillari agreed to the contingency.

In response to Mr. Newberry's question, Mr. Castrovillari said the tenant has 3 or 4 cargo vans for deliveries.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 36' loading space depth variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a parking aisle encroachment variance with the contingency that the vans must be pulled into the building for loading.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 54' maneuvering area variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

7. 6139 Kruse Drive – Dave's Cosmic Subs – Kruse 91, LLC 028-2015 6
- Number of wall signs variance (to permit 2)
 - 9 sq. ft. directional sign area variance
 - 1' directional sign height variance

Mr. George Dragon, Cicogna Electric and Sign Co., was present representing the applicant. He displayed a picture of the LED lighted sign with 2' x 13.11" lettering that has already been approved by the City for the front of the building. He said the proposal is to have an identical sign on the side of the building as well.

Mr. Dragon displayed a picture of the building when Caribou Coffee was the tenant. He indicated the two signs located on the building and said the signs they are proposing for Dave's Cosmic Subs are smaller but will be in the same locations.

Mr. Dragon displayed a photograph of the existing 5' x 8' menu board on the site. He said, at the request of the landlord, the proposal is to remove the menu board and replace it with a single-face illuminated cabinet sign with the words, Dave's Cosmic Subs and Pick-up Window Only. Mr. Dragon explained this sign will be for a pick-up window only for pre-ordered items. Although Dave's Cosmic Subs colors are red and yellow, the cabinet sign would be bronze with white letters which has been requested by the landlord. Mr. Dragon said the menu board will be unbolted and removed and the speaker stand will also be removed. He said the bollards will remain to serve as protection for the new sign.

In response to Councilman Pelunis' question, Mr. Dragon said they will re-paint the bollards, if necessary.

Councilman Pelunis said the re-painting of the bollards can be added as a contingency.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a number of wall signs variance (to permit 2).

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 9 sq. ft. directional sign area variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 1' directional sign height variance with the contingencies that the speaker and other appurtenances for the menu board are removed and to paint the bollards, if necessary.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

There were no minor alterations to review.

COMMENTS FROM THE COMMISSION:

Mayor Drucker said the 10th annual Focus 2015 photography competition will be held on Friday, April 17, 2015 at the Solon Community Center from 6:00 P.M. to 8:00 P.M. This event is hosted by Solon Center for the Arts and The Beck Center for the Arts.

Councilman Pelunis attended the State of the City on Wednesday, March 18th at the Signature of Solon. It was a well-attended event and it was interesting to hear about the City's planning and economic accomplishments that took place in 2014. He believes the City's Administration, Council and various committees have contributed to these accomplishments through their careful consideration of plans that make a lot of sense for the City. It is available for viewing on local programming and the City's website.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Newberry, seconded by Mr. Bentley to adjourn the meeting at 8:26 P.M.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Chairman

Secretary